125.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,100 / 1,078,100
					USE VALUE:	1,078,100 / 1,078,100
					ASSESSED:	1,078,100 / 1,078,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOX-KALES EMILY
Owner 2:	
Owner 3:	
Street 1:	30 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KALES DAVID S &FOX-KALES EMILY -
Owner 2:	TRS/BARTLETT AVE REALTY TRUST -
Street 1:	30 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Aluminum Exterior and 2178 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11500.000	386,000	3,600	688,500	1,078,100
Total Card	0.264	386,000	3,600	688,500	1,078,100
Total Parcel	0.264	386,000	3,600	688,500	1,078,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.00 | /Parcel: 495.0

Legal Description

User Acct 80566

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/19/18

!9701!

PREVIOUS ASSESSMENT

Parcel ID 125.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,000	3600	11,500.	688,500	1,078,100	1,078,100	Year End Roll	12/18/2019
2019	101	FV	299,100	3600	11,500.	726,800	1,029,500	1,029,500	Year End Roll	1/3/2019
2018	101	FV	299,100	3600	11,500.	535,500	838,200	838,200	Year End Roll	12/20/2017
2017	101	FV	299,100	3600	11,500.	512,600	815,300	815,300	Year End Roll	1/3/2017
2016	101	FV	299,100	3600	11,500.	474,300	777,000	777,000	Year End	1/4/2016
2015	101	FV	283,000	3600	11,500.	397,800	684,400	684,400	Year End Roll	12/11/2014
2014	101	FV	283,000	3600	11,500.	388,600	675,200	675,200	Year End Roll	12/16/2013
2013	101	FV	283,000	3600	11,500.	370,300	656,900	656,900		12/13/2012

PRINT

Date	Time
12/11/20	00:08:10

LAST REV

Date	Time
05/30/18	08:09:03
ekelly	
9701	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALES DAVID S &	64998-394		3/3/2015	Convenience	1	No	No		David Stephen kales d.o.d. 4/4/15 bk 68072 pg
KALES DAVID S &	59293-570		6/14/2012	Convenience	10	No	No		
	12691-638		8/29/1974		46,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2002	270	Porch	5,500	C				REPLACE FRONT PORC
7/26/2000	632	Redo Kit	30,000	O				REMODEL KITCHEN-AD
10/4/1993	490	Manual	1,000					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	PH	Patrick H
5/9/2018	MEAS&NOTICE	CC	Chris C
11/17/2008	Meas/Inspect	163	PATRIOT
9/5/2001	Permit Visit	PM	Peter M
10/29/1999	Meas/Inspect	266	PATRIOT
7/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11500		Sq. Ft.	Site		0	90.	0.67	10									688,503						688,500	

Total AC/HA: 0.26400 | Total SF/SM: 11500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 688,503 | Spl Credit | Total: 688,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13209367
Const Adj.:	0.99989998
Adj $ / SQ:	147.157
Other Features:	106500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524483
Depreciation:	138464
Depreciated Total:	386019

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

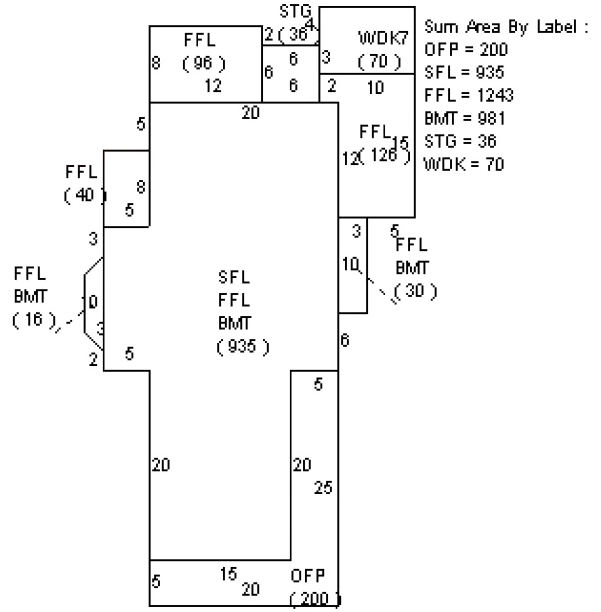
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.87
Special Features:	0	Val/Su Net:	111.40
Final Total:	386000	Val/Su SzAd	177.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,243	147.160	182,917
BMT	Basement	981	44.150	43,308
SFL	Second Floor	935	147.160	137,592
OFP	Open Porch	200	24.750	4,950
WDK	Deck	70	16.000	1,120
STG	Storage	36	11.550	416

Net Sketched Area:	3,465			Total:	370,303
Size Ad	2178	Gross Are	3465	FinArea	2178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

125.0-0004-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1930	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600